

**Washington State Department of Corrections
Major Project Status Report to OFM
December 2009**

Agency Number: 310

Agency: Department of Corrections

Project Number: 06-2-021

Institution: Washington State Penitentiary (WSP)

Project Title: SOUTH CLOSE SECURITY COMPLEX

Bill Reference(s): Laws of 2005, Chapter 488, Section 284

Laws of 2007, Chapter 520, Section 2076

Laws of 2009, Chapter 497, Section 2044

Contact: Kent Nugen, P.E., Chief of Capital Programs, (360) 725-8353, kdnugen@doc1.wa.gov

Project Description: The South Close-Security Complex Project is Phase 2 of an overall expansion of the Washington State Penitentiary, located in Walla Walla. The project consists of a new Health Care Facility, Vocational Education and Correctional Industries Building, Correctional Industries Warehouse, the remodel of an existing warehouse for plant maintenance space, and recreation yard improvements.

The Health Care Facility will have a medical and mental health outpatient clinic, dental services, 46 non-capacity infirmary beds, 18 non-capacity mental health beds, and support WSP and the Coyote Ridge Corrections Center. The new Vocational Education and Correctional Industries Building will house the vocational-education program space, CI production space, and a clean room.

Square feet: Health Care Facility: 49,000 sq. ft.

Correctional Industries/Vocational Education: 44,022 sq. ft.

Plant Maintenance Remodel: 49,000 sq. ft.

Scope Changes: We have postponed the remodel design for the Plant Maintenance Building due to budget issues. There are no additional scope changes at this time. Current funding does not support the current program description. See explanation on page 3, under project cost overruns.

Project Total Cost

Phase	Biennium	Appropriation	Amount
Pre-Design*	03-05		\$ 0
Design	05-07	H17	\$ 1,528,011
Design	07-09	H17R	\$ 2,272,887
Design	07-09	I03	\$ 3,574,081
Design	09-11	I03R	\$ 2,597,461
Design	11-13		\$ 2,681,483
Construction**	07-09	I03	\$ 27,747,193
Construction**	09-11	I03R	\$ 20,344,814
Construction***	11-13		\$ 15,306,278

Washington State Department of Corrections – December 2009 Major Project Report
Washington State Penitentiary – South Close-Security Complex
Project 06-2-021

Other	05-07	H17	\$ 100,438
Other	07-09	H17R	\$ 98,664
Other	07-09	I03	\$ 2,196,399
Other	09-11	I03R	\$ 4,834,052
Other	11-13		\$ 3,901,239
Total			\$ 87,183,000

* Pre-Design funding in the North Expansion Project

** MACC \$37,486,458 –Without Vocational Education and Correctional Industries Building

***MACC \$12,962,356 – Vocational Ed and Correctional Industries Building

Schedule:

	Budget Schedule	Actual/Forecast	Variance (Weeks)
Pre-Design Complete	9/1/03	7/26/04	47
Revised Pre-Design		6/30/06	
Start Design	7/30/06	10/17/06	11
Partial Site/Misc. FCs and Bid Packs	11/1/07	11/1/07	0
Early Work Bid Date	7/1/08	3/27/08	-14
Notice to Proceed	7/30/08	4/17/08	-15
50 Percent Complete	4/16/09	7/16/08	-39
Substantial Completion	6/30/10	10/24/08	-88
Final Acceptance	8/31/10	12/29/2008	-87
Health Services Building Bid Date	7/1/08	7/31/08	4
Notice to Proceed	7/30/08	9/2/08	5
50 Percent Complete	4/16/09	6/16/09	9
Substantial Completion	6/30/10	4/26/10	-9
Final Acceptance	8/31/10	6/26/10	-9
CI Warehouse Bid Date	7/1/09	9/18/08	-41
Notice to Proceed	7/30/09	10/13/08	-41
50 Percent Complete	12/31/09	3/18/09	-41
Substantial Completion	6/30/10	9/18/09	-41
Final Acceptance	8/31/10	11/17/09	-41

Project Status and Discussion of Critical Path for Construction: The Health Services Building is 70 percent complete and the CI Warehouse Building is 100 percent complete. The design is complete for the Correctional Industries/Vocational Education building so we will be able to go out to bid for that project as soon as we receive additional funding. We identified several bid packages that we phased in order to manage our budget.

Washington State Department of Corrections – December 2009 Major Project Report
Washington State Penitentiary – South Close-Security Complex
Project 06-2-021

Contract Award History:

Original A/E Agreement	Amount	Construction Contract	(Excluding Sales Tax)
Original Agreement *	\$ 3,641,573	<u>Early Work Bid</u> Award Amount	\$ 7,402,863
Amendments	\$ (2,712,156)	Change Orders	\$ 321,854
Pending Changes	\$ 0	Pending Changes	\$ 0
Total	\$ 929,417	Total	\$ 7,724,717
Original Agreement	\$ 127,952	<u>Health Care Building</u> Bid Award Amount	\$ 22,931,500
Amendments	\$ 5,597,346	Change Orders	\$ 1,655,152
Pending Changes	\$ 0	Pending Changes	\$ 27,868
Total	\$ 5,725,298	Total	\$ 24,614,520
CM Agreement		<u>CI Warehouse Bid</u> Award Amount	\$ 3,547,800
Original Agreement	\$ 514,723	Change Orders	\$ 395,780
Amendments	\$ 2,101,597	Pending Changes	\$ 6,176
Pending Changes	\$ 0	Total	\$ 3,949,756
Total	\$ 2,616,320		
Hazardous Materials Agreement		<u>BMU Haz Mat</u> Award Amount	\$ 238,365
Original Agreement	\$ 20,102	Change Orders	\$ 42,131
Amendments	\$ 141,090	Pending Changes	\$ 0
Pending Changes	\$ 0	Total	\$ 280,496
Total	\$ 161,192		
Standards Agreement		<u>BMU Demo</u> Award Amount	\$ 1,462,380
Original Agreement	\$ 4,935	Change Orders	\$ 25,198
Amendments	\$ 0	Pending Changes	\$ 0
Pending Changes	\$ 0	Total	\$ 1,487,578
Total	\$ 4,935		
Current Design & CM Contingency	\$ 541,324	Total Construction Contingency	\$ 368,898

* Closed this agreement, hired a new consultant.

Potential for Project Cost Overruns/Claims: To offset budget impacts caused by the original consultant team, which we terminated, we developed multiple bid packages, and phased the project, in order to minimize the DOC risk. To meet the original project program needs, we requested additional funds in the 09-11 Biennium for the Vocational Ed and Correctional Industries Building

and the Plant Maintenance Building. However, due to the budget restraints, that portion of the project did not receive funding.

Discussion of Project Quality: To date, the consultant, Ambia, has maintained the schedule and delivered a quality product. We expect that the remaining phases of the project to continue in the same manner, based on past-experience with this particular consultant. Lydig Construction has completed the North Yard / Early Work, and CI Warehouse Bid Packs and is currently working on the Health Services Building; they are working well with the Capital team. We expect the project continue to run smoothly.

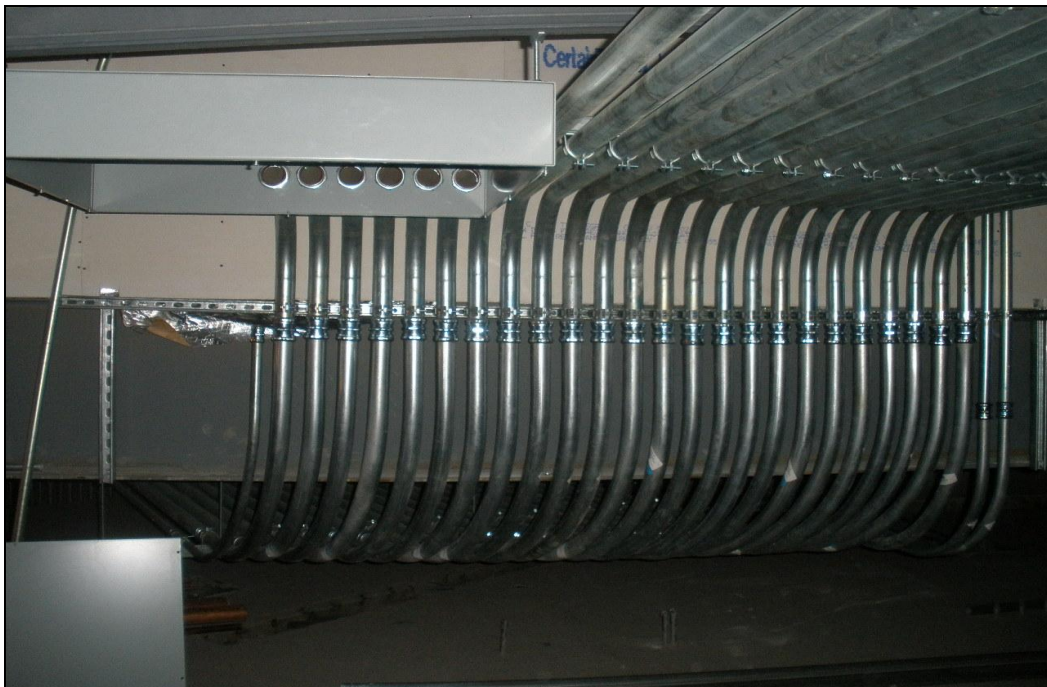
Talisman Construction Services completed the demolition of the Blue Mountain Unit. They worked well with us throughout the project.

Project Photographs: See the construction photographs on the following pages.

Health Services Building – South Exterior



Health Services Building - IT Condit



Health Services Building - Hydronic Piping



Health Services – Plumbing



CI Warehouse – North and East Exterior



CI Warehouse – Interior Racking



Blue Mountain Unit – During the Last Phase of Demolition



Blue Mountain Unit – Final Site

